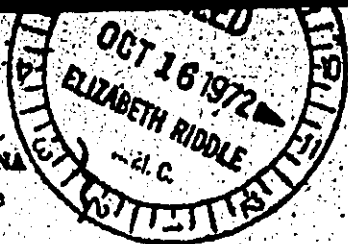


STATE OF SOUTH CAROLINA
COUNTY OF Greenville



BOOK 1253 PAGE 381

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN.

We Larry J. Epps and Eva L. Epps, of Greenville; Send Greetings

WHEREAS: We, Larry J. Epps and Eva L. Epps, -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Co., -Williamston

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Seven thousand, twenty-five and 28/100 -----

Dollars (\$ 7,025.28 .) due and payable

monthly at the rate of \$146.36 per month beginning November 8, 1972

with interest thereon from . . . date . . . at the rate of . . . 7 . . . per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oaklawn Township, located on the west side of Highway 20 (formerly U. S. Hwy. 29) and known and designated Lots Numbers 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, and 17 to the T. D. Bennett Subdivision, as shown by plat made by G. Sam Lowe, registered C. E., August 24, 1948 and recorded in the Greenville R. M. C. Office in Plat Book S, at page 143, and according to said plat, more particularly described as follows:

BEGINNING at a stake on western side of Highway 20, at the joint front corners of lots numbers 4 and 5, thence with the western side of said highway No. 4 degrees, 05" W. k325 feet to a corner which is the joint front corners of lots numbers 17 and 18; thence S. 85 degrees 45' W. with the joint line of lots numbers 17 and 18, 203.5 fts. to a joint rear corner of lots numbers 17 and 18; thence S. 4 degrees 20' E. 325 feet to the joint rear corner of lots numbers 4 and 5; thence N. 85 degrees 45' E. 200.9 ft. to the beginning corner.

This being the same property conveyed to us by Norman W. McCall by his deed dated July 1, 1967 duly of record in the R. MC Office for Greenville County in Book 823, page 102.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.